



## General Rental Criteria

### **Two Years of Good Rental History:**

No Forcible Entry & Detainer (Evictions) unless you have verifiable documentation of landlord irresponsibility. However, an FE&D due to property damage by the resident will not be accepted under any circumstances. No history of any damage to the residence, or an outstanding balance due to a previous landlord. If you have no prior rental history then you must have a qualified cosigner - the cosigner must be a resident of Texas, have a good credit history and be willing to sign the lease. We can accept base housing as rental history.

### **Verifiable Gross Income:**

Minimum of three times the rent charged on the residence. Section 8 vouchers and certificates may be accepted. The resident must meet the same criteria as those seeking non-subsidized housing. The ideal rolling positive balance in your bank accounts is equal to 1 Month of Rent & No recurring history of overdrafts. If Required Supportive Documentation for Verifiable Proof of Income is not available this will require additional Rhino Policy Protection due to the risk of non-verifiable income/funds.

### **Criminal Background Check:**

Residency may be denied due to criminal history (see Criminal Background Criteria)

### **Credit History:**

Credit history must show that the resident has paid bills on time and does not have a history of debt write-offs or accounts that have gone into collection. Residency may be denied due to poor credit history. Contingent on your credit score, adverse action may be required. All lease holder's credit scores are averaged. See below:

- Credit Score 1-499 will be declined
- Credit Score 500-549: Adverse action maybe applicable
- Credit Score 550-599: Adverse action maybe applicable
- Credit Score 600-699: Adverse action maybe applicable
- Credit Score 700 or above: Approved contingent on meeting on other rental requirements

Adverse action may include:

- Rental application denial
- requirement of a co-signer
- requirement of a larger deposit or higher rent payment than other applicants

Co-signers are eligible to help increase your credit score if needed. Qualified co-signer's Credit Score must have a minimum of 700 or higher.

Example:

Applicant Credit Score = 500 + Co-signer Credit Score = 700, Average Credit Score = 600

### **Accurate Information:**

Information provided, including but not limited to previous residential history and employment history, that is determined to not be accurate, may result in adverse action. Failure to provide accurate information in your application or your provision of information that is unverifiable will be considered by PropertyCare when making the decision to lease the property to you.



**Maximum Occupancy:**

Please note that these are the maximum number of occupants who may occupy homes with the number of bedrooms noted:

- Efficiency - 2 Occupants
- 1 Bedroom - 3 Occupants
- 2 Bedrooms - 5 Occupants
- 3 Bedrooms - 7 Occupants
- 4 Bedrooms - 9 Occupants
- 5 Bedrooms - 11 Occupants

**Non-Disparagement Clause:**

You will be required to sign a Mutual Non-Disparagement Clause with your lease. This Clause protects yourself and PropertyCare from disparaging comments, verbally or in writing that could be injurious to business, reputation, property or disparaging comments which are false.

**Upon Approval:**

Once you have been notified of your approval you, will receive the Residential Lease and other required documents through DocuSign for you to review and sign online. You will have 24 hours to review and sign the lease once it has been sent to you. After the lease has been signed we will take the property off the market. Once all fees and prorated rents have been paid, we will, on the morning of your lease start date, provide you the access code to enter the property for move-in and obtain your keys.

**Property Condition:**

Applicant is strongly encouraged to view the Property prior to signing any lease. Landlord makes no express or implied warranties as to the Property's condition. Should Applicant and Landlord enter into a lease, Applicant can request repairs or treatments (see question section below).

**Sight Unseen Addendum:**

If any leaseholders have not physically seen the property prior to a lease being signed, a "Sight Unseen Addendum" will be required to be signed by all leaseholders.

**PropertyCare, LLC is an Equal Opportunity Housing Company and a member of the National Association of Residential Property Managers (NARPM®) & National Association of REALTORS®. Our staff members adhere to a strict Code of Ethics, and to the Federal Fair Housing Law.**



## Criminal Background Criteria

### Disqualification From Residency For Life (Convictions ONLY)

- First or Second-Degree Murder
- First Through Third Degree Assault
- Kidnapping
- First Through Fourth Degree Criminal Sexual Conduct
- Arson
- Harassment and Stalking
- An Attempt to Commit one of the above crimes
- A conviction in another jurisdiction that would be a violation of the above crimes

### Disqualification From Residency For 10 Years After the Completion of Their Sentence (Convictions ONLY)

- Third Degree Murder
- Second Degree Manslaughter
- Criminal Vehicular Homicide or Injury
- Simple or Aggravated Robbery
- Any Felony Drug or Narcotics Convictions
- False Imprisonment
- Carrying a weapon without a permit or any other weapons charge
- Felony Theft
- Felony Forgery
- Felony Burglary
- Terrorist Threats
- Felony Controlled Substance
- An Attempt to commit one of the above crimes
- A Conviction in another jurisdiction that would be a violation of the above crimes

### Disqualification From Residency For 5 Years After the Completion of Their Sentence (Convictions ONLY)

- Non-Felony Violation of Harassment and/or Stalking
- Fourth Degree Assault
- Any Misdemeanor Drug or Narcotics Conviction
- An Attempt to commit one of the above crimes
- A Conviction in another jurisdiction that would be a violation of the above crimes